



**Seattle City Light  
and  
Department of Finance and Administrative Services**

**Surplus Property Disposition Procedures**

## **Background**

### **Council Resolution 31317**

- City Light conducted a Pilot Project to test alternative procedures for surplus property
- Goals:
  - To improve public outreach.
  - To improve public understanding of constraints in disposition of utility properties.
- Reported back to City Council on results and recommendations for disposition of surplus properties in the Pilot
- Next step – FAS and SCL to report back to City Council on use of these procedures for future City Light surplus property dispositions

## **Similarities ~ Old and Alternative Procedures**

The City Light Pilot Project and the procedures under Resolution Nos. 29799 and 30862 have many common elements:

- Circulation first to other City departments and then to other public agencies
- Attending District Council Meetings to discuss the available properties, public outreach, and the disposition process
- Implementing a City website and soliciting written and email comments
- Posting signs on the properties inviting citizens to attend meetings and comment
- Mailing notices to nearby owners and tenants

## **Alternative Process New Features**

- Added elements to improve the outreach process and provide citizens with additional information
- Properties handled in geographic groups
- City Light discussed statutory constraints in disposing of utility properties and transferring to other city departments
- Public hearings held in neighborhoods during evening hours

# Pilot Project

- Completed in August, 2012
- Studied 6 former substations, 5 in Northeast Seattle, 1 on North Beacon Hill
- Held public meetings and hearings in neighborhoods during evening hours
- Invited Parks Department to participate to discuss:
  - How the need for new parks is determined
  - Park funding

# Highlights

- Pilot Successful
- 250-300 people attended meetings
- Open and thoughtful discussion of the issues
- Large majority of those at meetings supported sale
- Some post sale concerns
- Positive feedback for process, meetings in communities, providing good information, having Parks Department present
- Based on Pilot, Council authorized sale of the 6 properties

# Public Hearing – June 12, 2012

## El Centro de la Raza



# Public Hearing – June 12, 2012

## El Centro de la Raza





# Public Hearing – July 17, 2012

## Wedgwood



# **FAS & SCL**

## **Recommendations for City Light Properties**

- The alternative procedures met the goals of improved community outreach and providing additional information
- Grouping properties by geographic areas is efficient and useful to the community
- Add the public meeting as a regular feature
- Invite representatives of Planning & Development and SDOT as well as Parks
- Use the alternative procedures for future City Light property disposition

## **Future Plans**

- City Light has 40 surplus properties worth \$40 million
- 6 Pilot Project properties, worth \$2.4 million, are in sale process
- Legislation authorizing use of alternative procedures for additional properties will be sent to City Council in January, 2013

## **2013 Potential Sales**

- If City Council authorizes use of alternative procedures, City Light would like to sell another geographic set of former substations
- The alternative procedures work well for these properties
- For larger, high value properties such as 8<sup>th</sup> & Roy, City Light will come to the Council for guidance on appropriate outreach and sale procedures
- After consultation, City Light will submit legislation for sale of 8<sup>th</sup> & Roy in early 2013
- Total value of all these transactions should be over \$20 million